

Villa

Grižane-Belgrad, Vinodolska Općina,
Kvarner



Ref	RE-U-23223
Type	Villa
Region	Kvarner > Crikvenica
Location	Grižane-Belgrad, Vinodolska Općina
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	160 sqm
Plot size	350 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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No. of bedrooms	2
No. of bathrooms	3
Price	€ 320 000

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New villa with pool in Grižane-Belgrad, Vinodolska Općina, 5 km from the sea!

Total area is 160 sq.m. Land plot is 350 sq.m.

Villa is just built in 2023.

The villa is sold in the present condition shown in the pictures, i.e. it is necessary to complete part of the garden (pavers have been purchased and need to be installed), and to equip parts of the villa with lighting and furniture.

The villa consists of-

Ground floor: living room, kitchen (furnished), dining room, bathroom, storage room, sauna area and exit to two terraces, one of which is covered.

First floor: internal staircase, two bedrooms, two bathrooms and a covered balcony.

The villa is completely oriented to the south. The rooms have laminate flooring. There are ceramics on the ground floor and in the bathrooms. Heating and cooling in the villa is arranged with air conditioners and a wood-burning fireplace. The blinds are equipped with built-in lifters. The garden includes a swimming pool, garden, social area, barbecue and parking spaces.

Since the villa is under construction, it has a valid building permit and the owners have sent a request for a use permit.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
2000 €

Average price/m² of this type
in this region:
4276 €

Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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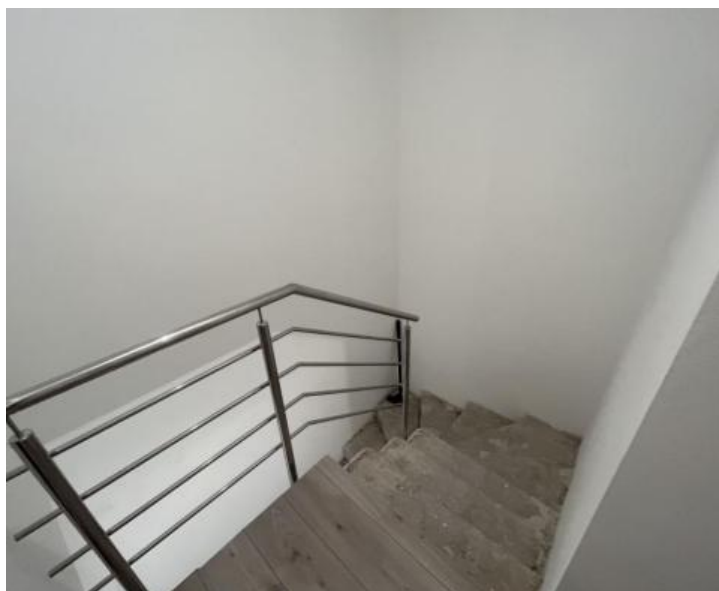
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